

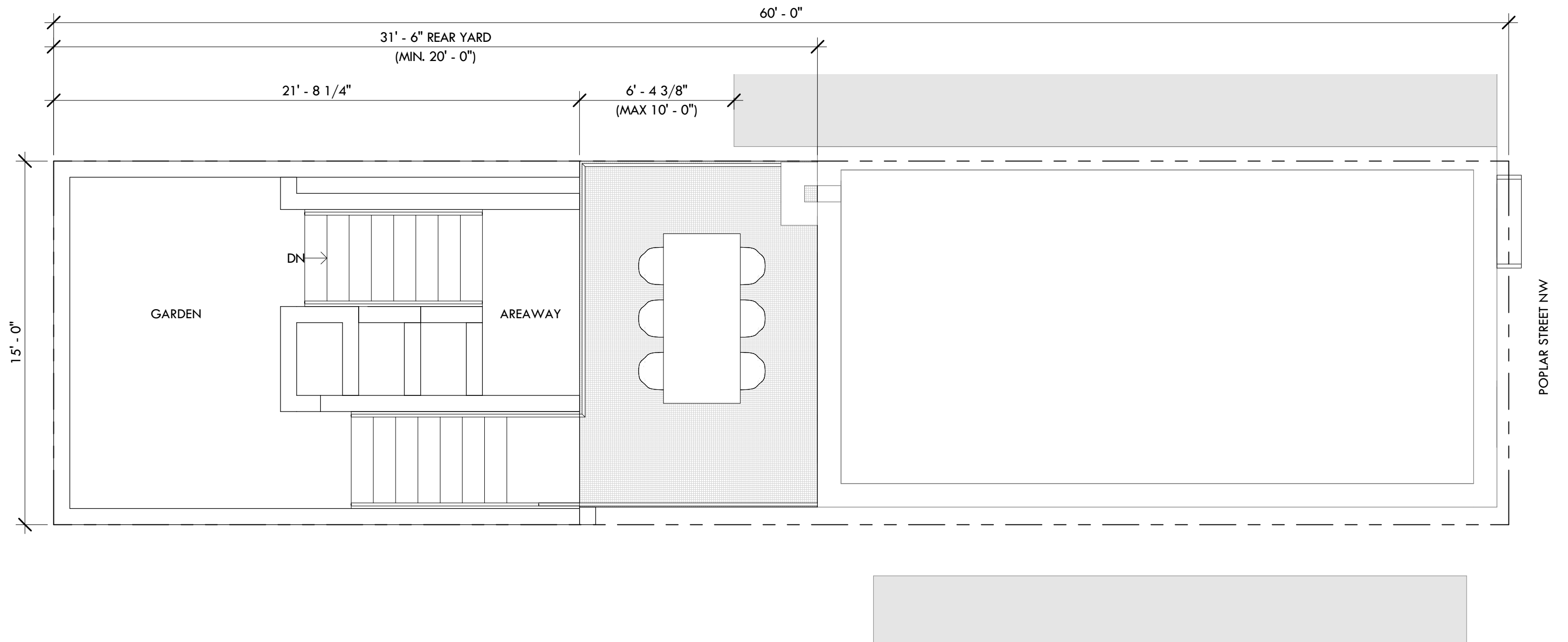
ZONING ANALYSIS

PROJECT INFORMATION

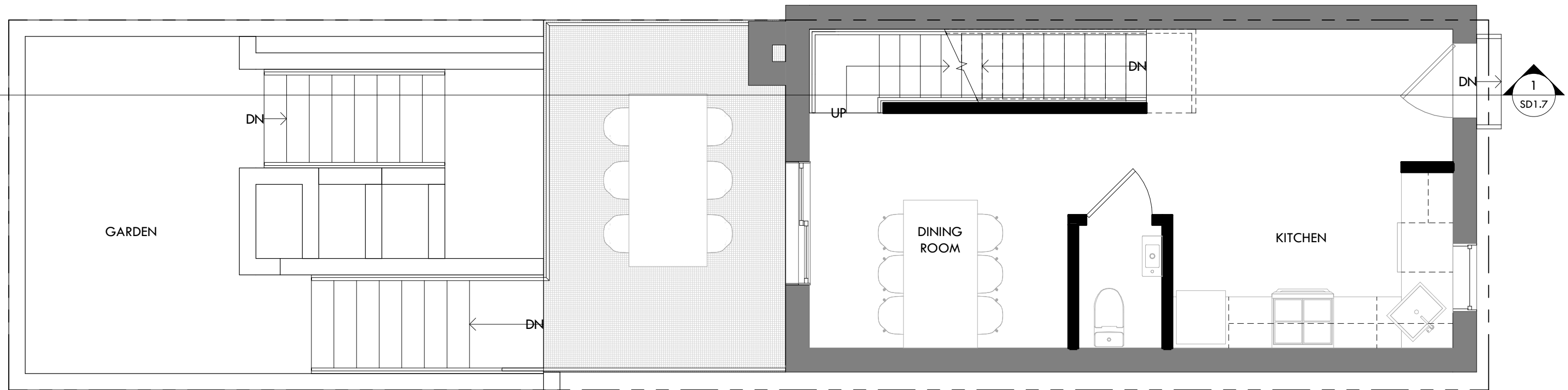
PROJECT ADDRESS:	2714 POPLAR STREET, NW. WASHINGTON, DC. 20007	
PROJECT SCOPE:	PHASE ONE: LEVEL III ALTERATION & CELLAR ADDITION PHASE TWO: EXTENSION OF FIRST & SECOND FLOOR, PLUS THIRD FLOOR ADDITION	
SQUARE:	1260	
LOT:	0822	
ZONE:	R-20	
LOT SIZE:	900 SF	
HISTORIC:	GEORGETOWN HISTORIC DISTRICT	
FLOOR	GFA (PHASE ONE)	GFA (PHASE TWO)
CELLAR:	540 SF	540 SF
FIRST:	404 SF	540 SF
SECOND:	404 SF	540 SF
THIRD:	0 SF	395 SF
TOTAL:	1,348 SF	2,015 SF

ZONNG CONSTRAINTS

	ALLOWABLE / REQUIRED	EXISTING	PROPOSED (PHASE ONE)	PROPOSED (PHASE TWO)
LOT SIZE	900 SF	900 SF	900 SF	900 SF
LOT OCCUPANCY	60%	45% (404 SF)	45% (404 SF)	60% (540 SF)
FAR	N/A	N/A	N/A	N/A
FRONT YARD SETBACK	CONSISTENT WITH AJACENT PROPERTY	0' - 5 1/8"	0' - 5 1/8"	0' - 5 1/8"
REAR YARD SETBACK	20'-0"	31' - 6"	31' - 6"	21' - 8 1/4"
SIDE YARD SETBACK	N/A	0' - 8 1/8" (LESS THAN 1' - 0")	0' - 8 1/8" (LESS THAN 1' - 0")	0' - 8 1/8" (LESS THAN 1' - 0")
BUILDING HEIGHT	35'-0", 3 STORIES	21' - 4", 2 STORIES	21' - 4", 2 STORIES	35' - 0", 3 STORIES
PENTHOUSE HEIGHT	4'-0" MECHANICAL SPACE	N/A	N/A	N/A
OPEN COURT WIDTH	N/A	N/A	N/A	N/A
CLOSED COURT WIDTH	N/A	N/A	N/A	N/A
CLOSED COURT AREA	N/A	N/A	N/A	N/A
RESIDENTIAL PARKING	N/A, NO ALLEY ACCESS (SUBTITLE C 702.4)	N/A	N/A	N/A
LONG TERM BICYCLE PARKING	N/A	N/A	N/A	N/A
SHORT TERM BICYCLE PARKING	N/A	N/A	N/A	N/A
GAR	N/A	N/A	N/A	N/A
PERVIOUS SURFACE	20% MIN.	0%	N/A	N/A

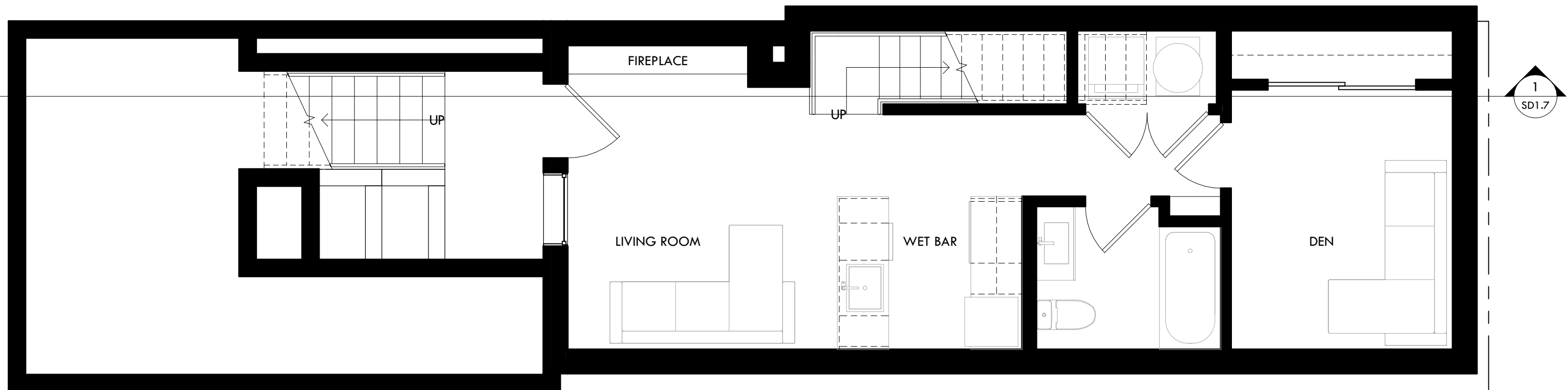


SD SITE PLAN
1/4" = 1'-0"



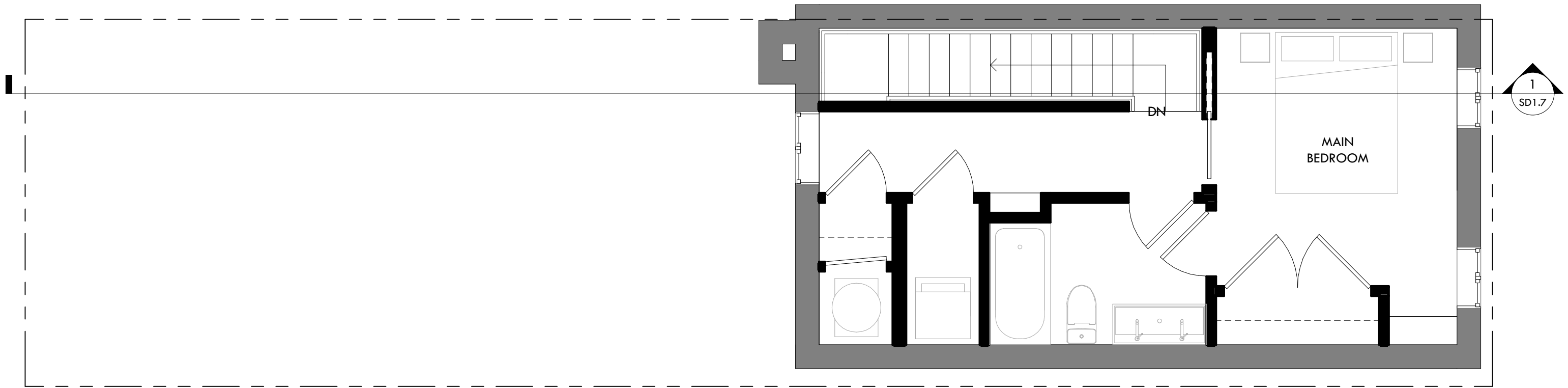
SD PLAN - LEVEL 1

1/4" = 1'-0"



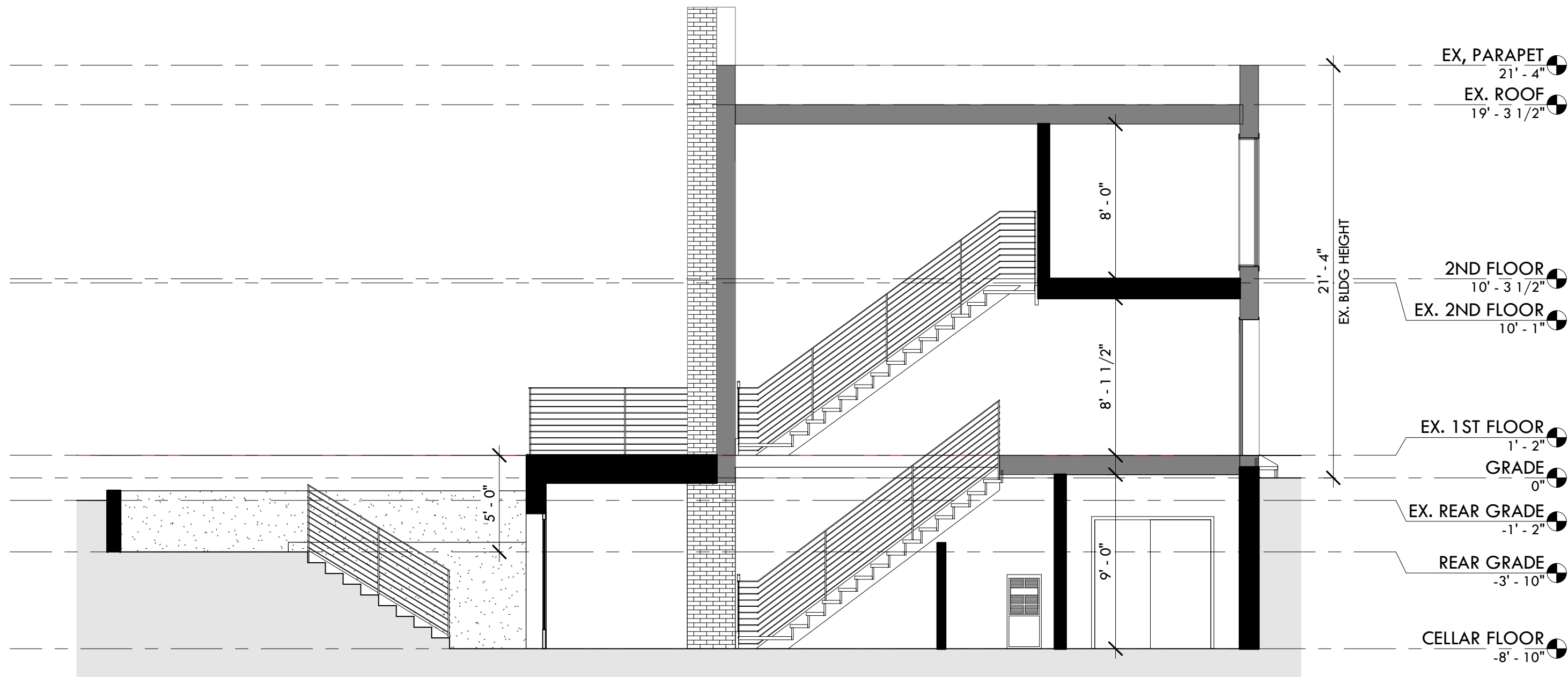
SD PLAN - CELLAR

1/4" = 1'-0"



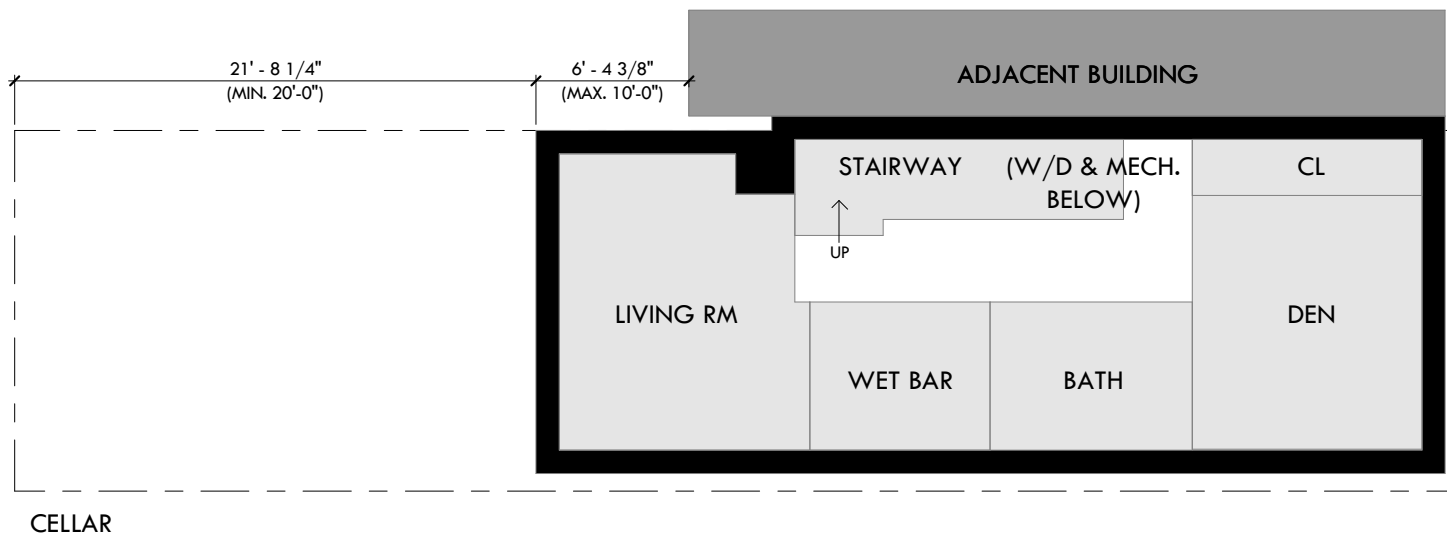
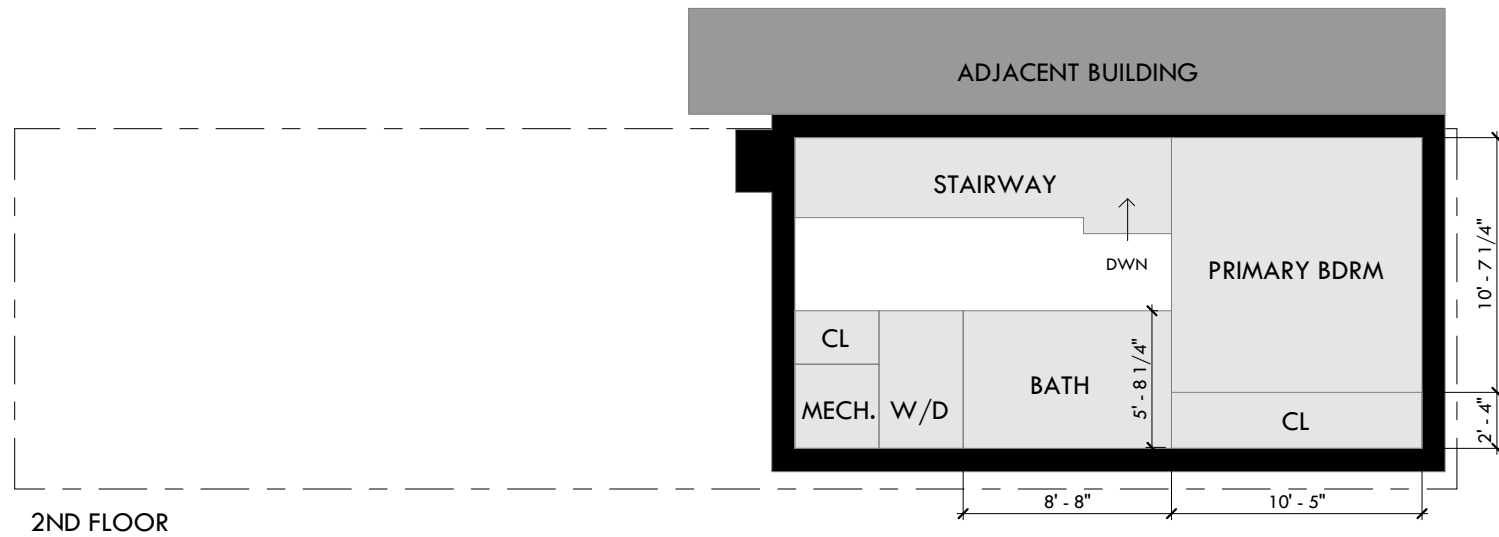
SD PLAN - LEVEL 2

1/4" = 1'-0"

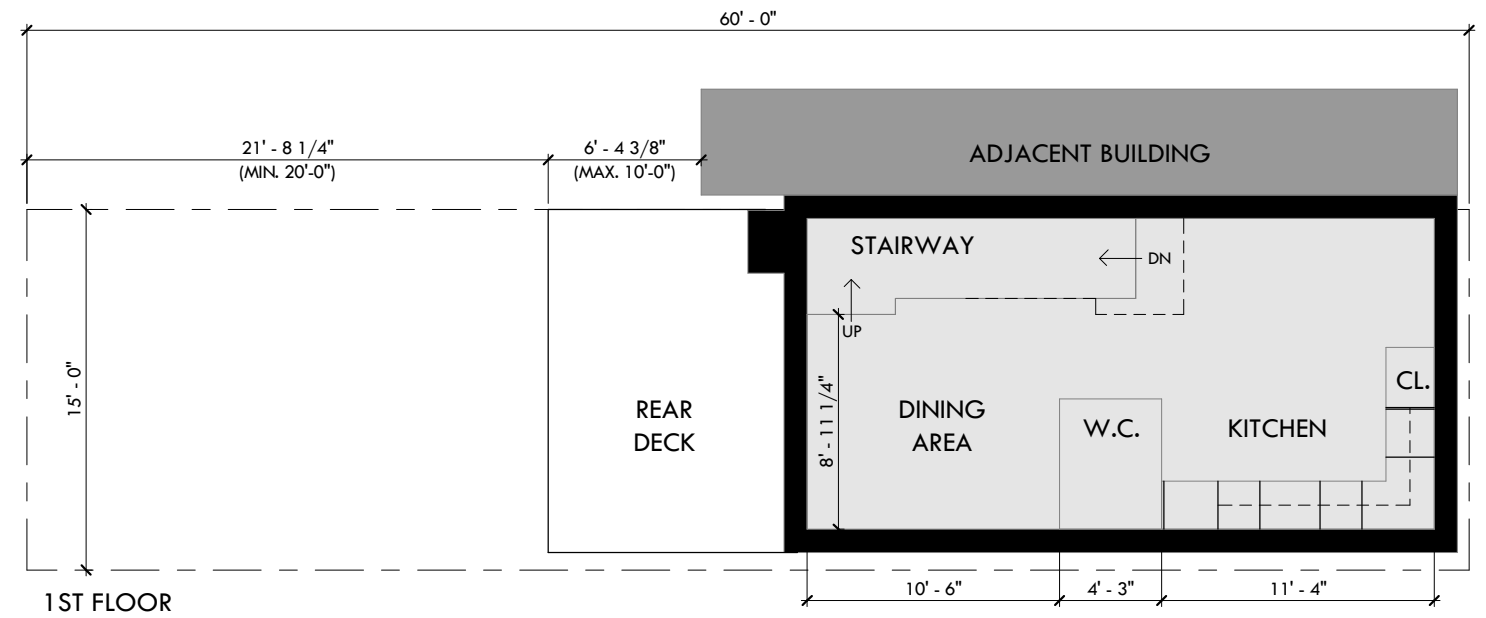


ZONING - SECTION

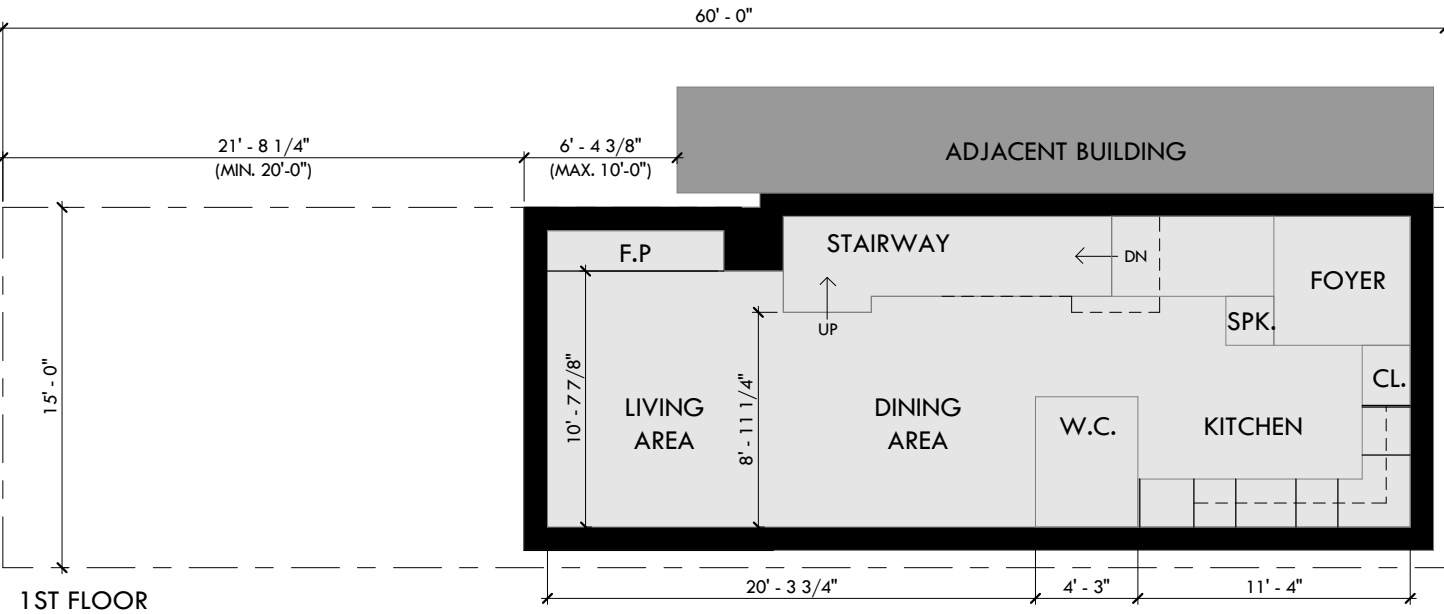
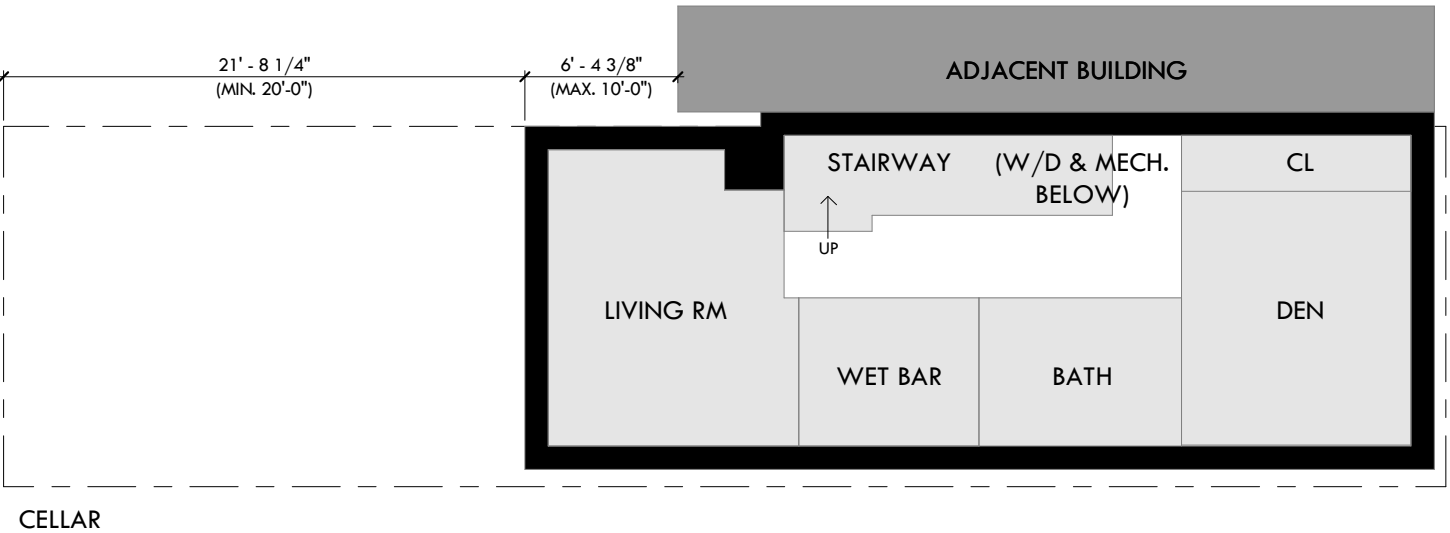
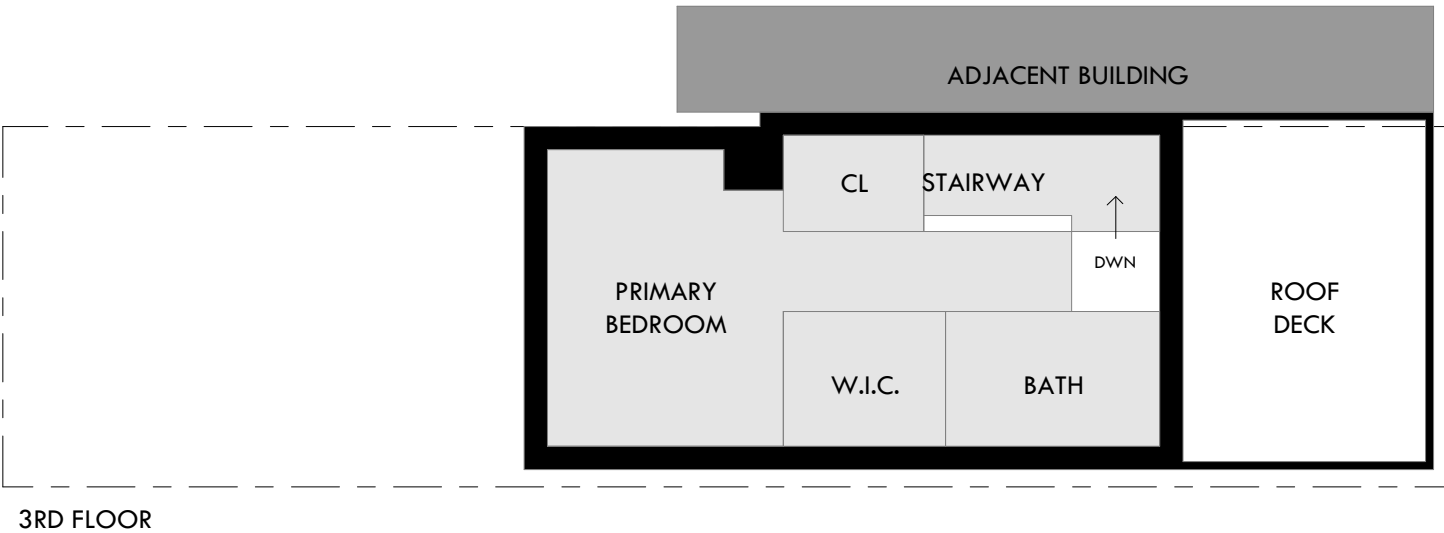
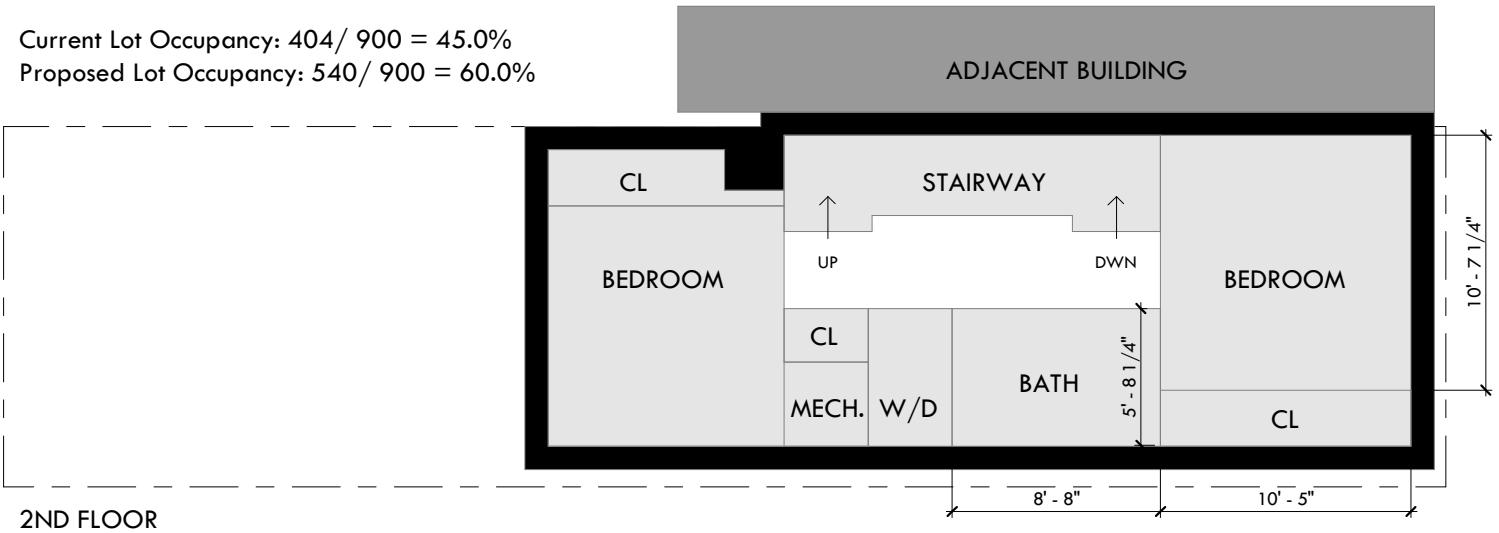
3/16" = 1'-0"



PHASE 1



Current Lot Occupancy: 404/ 900 = 45.0%
Proposed Lot Occupancy: 540/ 900 = 60.0%



PHASE 2